

## LANDMARK DESIGNATION REPORT

**LANDMARK NAME:** W.T. Carter, Jr. House  
**OWNER:** Charles R. Dunn and Frances H. Dunn  
**APPLICANT:** Sharie Beale  
**LOCATION:** #18 Courtlandt Place – Courtlandt Place  
**30-DAY HEARING NOTICE:** N/A

**AGENDA ITEM:** IIa  
**HPO FILE NO.:** 07L180  
**DATE ACCEPTED:** Apr-16-07  
**HAHC HEARING:** May-23-07  
**PC HEARING:** June-7-07

### SITE INFORMATION:

Lot 10 & TRS. B4 & C7, Courtlandt Place, City of Houston, Harris County Texas. The building on the site is an historic two-story, wood framed residence with stucco veneer.

**TYPE OF APPROVAL REQUESTED:** Landmark Designation

### HISTORY AND SIGNIFICANCE SUMMARY:

The W. T. Carter Jr. House, located at #18 Courtlandt Place is located in the Courtlandt Place City of Houston and National Register Historic District. The home was constructed in 1912 in the Prairie style of architecture by two of Houston's most respected Architects of the time, Olle J. Lorehn and Birdsall P. Briscoe. The home was designed for Houston lumber and construction magnate W T Carter Jr. whose extended family resided in several of the houses located on the private residential street. The house meets Criteria 1, 3, 4, and 6 for Landmark Designation as well as being a contributing structure to the Courtlandt Place National Register and City of Houston Historic District.

### HISTORY AND SIGNIFICANCE:

The house at 18 Courtlandt Place was built in 1912 for William T. Carter Jr. The house was designed by noted Houston Architects Olle J. Lorehn and Birdsall P. Briscoe. Lorehn, A Swedish born architect was responsible for the National Biscuit Company Building formerly located on Chenevert at the corner of Commerce Street, Sacred Heart Co Cathedral at 1111 Pierce, and Fire station #7 located at 2325 Milam Street, which is now the home of the Houston Fire Museum. Birdsall P. Briscoe is most well known for his residential projects like the William Clayton House at 5300 Caroline and homes in other upscale early 20<sup>th</sup> Century subdivisions which include Broadacres, Old Braeswood, and Riverside Terrace.

Courtlandt Place was Houston's most exclusive residential enclave when it was first platted in 1906. The small private street featured 18 high end residences which were designed by Houston's most distinguished architects of the time and occupied by many of Houston's most influential business and social leaders. The neighborhood is one block in length and has controlled gated access on the east end of the street. The neighborhood is bordered on the North by the Avondale neighborhood (1907) and Westmoreland (1902) to the south. The Montrose subdivision forms Courtlandt Place's Western boundary where Courtlandt Place abuts, but is not open to the east end of Lovett Boulevard. The original curvilinear entry gates at the Eastern boundary of the neighborhood were modified with the construction of Highway 59 Spur 527 in the early 1960's.

Carter was a business partner in his father's well established lumber firm the W.T. Carter Lumber Company. In addition to Carter's role as a business partner in the Carter Lumber Company, he was also responsible for Houston's first public Airport in 1927. The airport located in south Houston was later purchased by the City of Houston and renamed Hobby airport. Carter's family owned several homes in Courtlandt Place. The WT Carter

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Sr. House was built in 1920 at #14, and #14 Courtlandt Place which was the home of J.J. Carroll who was an in law to the Carter family.

### ARCHITECTURAL DESCRIPTION AND RESTORATION HISTORY:

The W.T. Carter, Jr., House located at #18 Courtlandt Place was designed in the Prairie style. The Prairie style of architecture was extremely popular in the United States from the early 20<sup>th</sup> century until shortly after the end of World War I. It was first popularized by the Chicago Architects like Frank Lloyd Wright and \*&\*&\*&\*&. The house was designed by Birdsall Briscoe and Olle Lorehn who each contributed significantly to Houston's built environment during the first half of the 20<sup>th</sup> Century.

The home is a raised two story house and is distinguished by its low hipped roof with wide eave overhangs, terra cotta clay tiles, and large hipped roof dormers which faces forward to Courtlandt Place and on the two side facing elevations. The house is of wood frame construction with stucco veneer. The house is characterized by a broad one story porch which spans the entire width of the front façade of the home and which is covered by a low hipped roof of terra cotta clay tiles. The porch roof is supported by five rectangular stucco clad columns which are unadorned and painted to match the main body of the home. The front porch extends beyond the perimeter of the house and incorporates a porte-cochere which is a seamless extension of the front porch. A pentagonal veranda is located on the second story above the front porch and which is centered above the front entry.

The house utilizes pairs of six over one pane double hung wood sash windows throughout. The centered front entry door is framed by a transom and sidelights. A pair of multi light French doors, which are flanked on either side by a narrow multi light over single pane double hung wood sash window, lead on to the second story veranda.

### BIBLIOGRAPHY:

Courtlandt Place National Register Nomination 1979

Fox, Stephen; Houston architectural Guide; American Institute of Architects 1990

Johnston, Marguerite; Houston The Unknown City 1836-1946.

*The information and sources provided by the applicant for this application have been reviewed, verified, edited and supplemented with additional research and sources by Thomas McWhorter, Planning and Development Department, City of Houston.*

### APPROVAL CRITERIA FOR LANDMARK DESIGNATION:

The HAHC and the Planning Commission, in making recommendations with respect to designation, and the City Council, in making a designation, shall consider one or more of the following criteria, as appropriate for the type of designation:

S	NA	S - satisfies	NA - not applicable
<input checked="" type="checkbox"/>	<input type="checkbox"/>	(1) Whether the building, structure, object, site or area possesses character, interest or value as a visible reminder of the development, heritage, and cultural and ethnic diversity of the city, state, or nation (Sec. 33-224(a)(1);	
<input type="checkbox"/>	<input checked="" type="checkbox"/>	(2) Whether the building, structure, object, site or area is the location of a significant local, state or national event (Sec. 33-224(a)(2);	

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- ☒ ☐ (3) Whether the building, structure, object, site or area is identified with a person who, or group or event that, contributed significantly to the cultural or historical development of the city, state, or nation (Sec. 33-224(a)(3);
- ☒ ☐ (4) Whether the building or structure or the buildings or structures within the area exemplify a particular architectural style or building type important to the city (Sec. 33-224(a)(4);
- ☐ ☒ (5) Whether the building or structure or the buildings or structures within the area are the best remaining examples of an architectural style or building type in a neighborhood (Sec. 33-224(a)(5);
- ☒ ☐ (6) Whether the building, structure, object or site or the buildings, structures, objects or sites within the area are identified as the work of a person or group whose work has influenced the heritage of the city, state, or nation (Sec. 33-224(a)(6);
- ☐ ☒ (7) Whether specific evidence exists that unique archaeological resources are present (Sec. 33-224(a)(7);
- ☐ ☒ (8) Whether the building, structure, object or site has value as a significant element of community sentiment or public pride (Sec. 33-224(a)(8).
- ☐ ☒ (9) If less than 50 years old, or proposed historic district containing a majority of buildings, structures, or objects that are less than 50 years old, whether the building, structure, object, site, or area is of extraordinary importance to the city, state or nation for reasons not based on age (Sec. 33-224(b).

### STAFF RECOMMENDATION:

Staff recommends that the Houston Planning Commission accepts the recommendation of the Houston Archaeological and Historical Commission and recommends to City Council the Landmark Designation of the Dr. Mavis P. Kelsey, Sr., House at 2136 Brentwood Drive.